

AGENDA REQUEST
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 10/28/04 DEPT. OF ORIGIN: ENGINEERING REQ. NO. IV A

PREPARED BY: KEVIN W. HAYES, TRANSPORTATION PLANNER 

SUBJECT: RECOMMEDED APPROVAL OF THOUGHFARE PLAN ADMENDMENT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: TWO LETTER REQUESTS, TWO COLOR EXHIBITS

APPROVED FOR SUBMITTAL:

DALE A. RUDICK, P.E., CITY ENGINEER 

JAMES M. CALLAWAY, DEVELOPMENT SERVICES DIRECTOR 

EXECUTIVE SUMMARY:

The following report details a proposal to amend the Thoroughfare Plan (Major Roadway Plan) of the City of Sugar Land regarding the future north/south minor collector (approx. 0.5 miles) shown between Alston Road and West Bellfort Avenue located within the corporate limits of Sugar Land and the Extraterritorial Jurisdiction (ETJ). The Engineering Department received a request (#1) by the owner of approximately eleven acres facing, and south of, West Bellfort Avenue to amend the Thoroughfare Plan to remove the minor north/south collector street designation that traverses the tract. A second request (#2) was received from the owner of the property directly south of the first property owner, which faces, and is immediately north of, Alston Road. This second request is to remove the same north/south minor collector, which was to connect West Bellfort Avenue to Alston Road. The City of Sugar Land is currently reviewing a residential single-family preliminary plat for approximately 21 acres within the recently annexed acreage on Alston Road, with which this proposed amendment will impact.

Chapter 213 of the Texas Local Government Code authorizes comprehensive planning for long-range development of cities and the Thoroughfare Plan is a component of the City of

Sugar Land Comprehensive Plan. The current Thoroughfare Plan was adopted by the City Council under Ordinance No.1386 on February 18, 2003.

On October 12, 2004, a public hearing was held before the Planning and Zoning Commission. The only speaker at the public hearing was a representative of the affected property owner to the north and he was in favor of an amendment to the Thoroughfare Plan.

Per the Commission's request, a second exhibit was added to include adjacent arterial roadways which include West Bellfort Avenue to the north, Dairy Ashford Road to the east, West Airport Boulevard to the south and Eldridge Road (F.M. 1876) to the west.

The property pertaining to "Request #1" consists of approximately 11.1 acres. The City's current thoroughfare plan calls for a north/south Minor Collector to transverse the property, providing a corridor between West Bellfort Avenue and Alston Road. As indicated in the attached Exhibit, the owner would be required to dedicate sixty (60) feet of right-of-way for the subject future collector. Not only would this dedication of 1.9 acres reduce the width of the current property, it will also establish new requirements in developing the site.

An analysis was performed by the Fire Department in ensuring that the deletion of the 0.5 miles, north/south minor collector from the Thoroughfare Plan would not have any effect on Fire/Police emergency response times. The study yielded no significant changes due to the area already having both primary and secondary access routes.

The City's Future Land Use Plan, scheduled for final adoption on November 2, 2004, shows both the 11.1acre and 21acre tracts as "single family residential". The 11.1acre tract is likely to develop as either single family, or a public use such as a church. Therefore, the City may be requested to participate in the funding of all or a portion of the project.

It is recommended by the engineering department to proceed with the removal of the subject north/south collector street for the following reasons:

- **Proximity and density of both arterial and collector streets in the immediate area as described above**
- **The subject north/south minor collector terminates as a "T" intersection at both West Bellfort Avenue to the north and Alston Road to the south**
- **Narrow width of northern property to be served by the collector street could be adversely affected**
- **Location of the wide detention facility to the west, thus minimizing access to the subject collector**
- **Easements and/or local street right-of-way dedication will provide for future utility needs**

RECOMMENDATIONS:

Staff recommends approval of a recommendation to City Council to amend the Thoroughfare Plan to eliminate the north/south minor collector between West Bellfort Avenue and Alston Road.

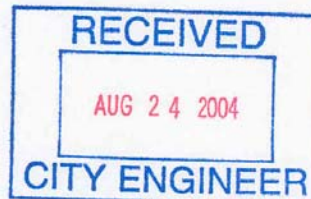
REQUEST # 1

Pg 1 of 2

J.C. Guillot

1616 Barbee
Houston, TX 77004

Phone: 713 523-3408



August 25, 2004

Dale E. Rudick, P.E.
City Engineer
City of Sugar Land
Sugar Land, TX 77478

Re: W. Bellfort Thoroughfare Plan

Dear Mr. Rudick:

Thank you for taking the time to meet with us yesterday. As we discussed, we are negotiating the sale of the West Bellfort property to The Redeemed Christian Church of God. The contract is contingent on the removal of the thoroughfare plan pertaining to the property.

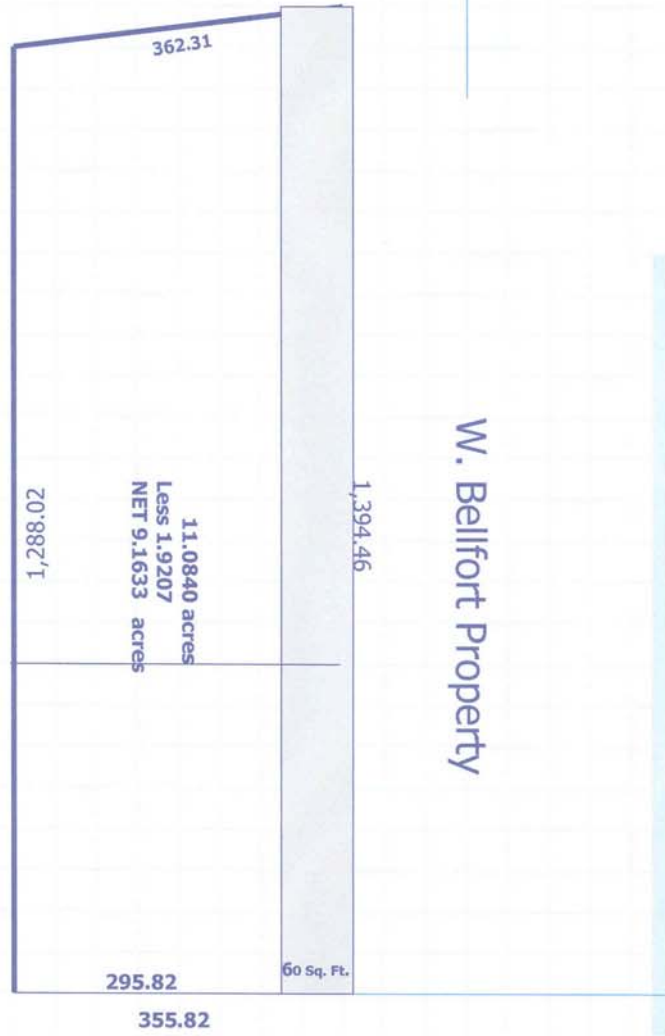
The property consists of only 11.1 acres. The thoroughfare plan calls for setting aside approximately 1.932 acres for future road construction. The property is long and narrow; any reduction in length would prohibit selling the property at an acceptable price.

We ask the City of Sugar Land to terminate the plan contingent on selling the property to a church. In return, we will agree to provide the city with easements for water, sewer, and drainage lines.

If you have any questions, please call. My phone number is 713-523-3408.

Sincerely,

J.C. Guillot





**Provident
Engineers
Inc.**

*Civil & Environmental Engineering,
Land Planning and Consulting*

City of Sugar Land
10405 Corporate Dr.
Sugar Land, Texas 77478

ATTENTION: Dale Rudick, P.E. City Engineer

REFERENCE: Ashford Lakes Section Eight

Dear Mr. Rudick:

Provident Engineers on behalf of Alston Road Development Co., Ltd. is in the preliminary platting process to develop approximately 83 residential lots just off Alston Road east of the Eldridge Road MUD detention pond and west of existing Ashford Lakes Sections 1-4. The current thoroughfare plan indicates that a collector street is required to be platted that will connect West Bellfort to Alston Road. This collector will traverse through this property. It is understood that the property owner to the north is seeking an amendment to the City's thoroughfare plan to eliminate the collector as it traverses through their property. Alston Road Development Co., Ltd. supports the amendment request and further request the collector street as it traverses its property be eliminated as well.

Please contact Paul Schumann at (281) 313-9393 if further information is needed.

Sincerely,

PROVIDENT ENGINEERS, INC.
Consulting Engineers

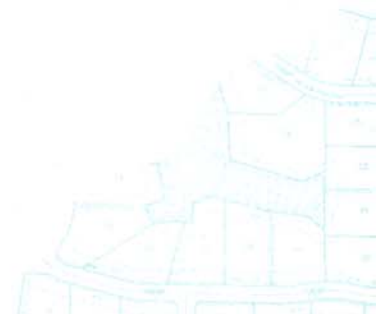
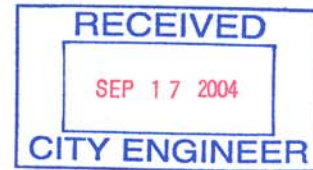

Paul Schumann, P.E.
Project Manager

cc: Bob Hudson

Job No. 8908

REQUEST # 2

September 15, 2004





 Sugar Land
City Limits

